140.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	984,600 / 984,600
					USE VALUE:	984,600 / 984,600
					ASSESSED:	984,600 / 984,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37	-39	SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAC LELLAN ANN MARIE--ETAL
Owner 2:	MAC LELLAN DONALD F
Owner 3:	
Street 1:	39 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,643 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2968 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6643.000	484,100	5,100	495,400	984,600
Total Card	0.153	484,100	5,100	495,400	984,600
Total Parcel	0.153	484,100	5,100	495,400	984,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.74 | /Parcel: 331.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89647
GIS Ref:
GIS Ref:
Insp Date: 05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	520,700	5100	6,643.	495,400	1,021,200	1,021,200	Year End Roll	12/18/2019
2019	104	FV	404,000	5100	6,643.	464,500	873,600	873,600	Year End Roll	1/3/2019
2018	104	FV	409,900	5100	6,643.	384,000	799,000	799,000	Year End Roll	12/20/2017
2017	104	FV	384,800	5100	6,643.	353,000	742,900	742,900	Year End Roll	1/3/2017
2016	104	FV	384,800	5100	6,643.	322,000	711,900	711,900	Year End	1/4/2016
2015	104	FV	343,500	5100	6,643.	315,800	664,400	664,400	Year End Roll	12/11/2014
2014	104	FV	343,500	5100	6,643.	293,500	642,100	642,100	Year End Roll	12/16/2013
2013	104	FV	357,200	5100	6,643.	279,300	641,600	641,600		12/13/2012

!10787!

PRINT

Date	Time
12/11/20	01:03:40

LAST REV

Date	Time
12/02/20	11:09:25
jorourke	
10787	

USER DEFINED

Prior Id # 1:	89647
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11923-16		2/17/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2008	529	Porch	10,000	C		G9	GR FY09	repair/replace rea

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Inspected	PH	Patrick H
5/8/2018	MEAS&NOTICE	BS	Barbara S
2/2/2009	Meas/Inspect	336	PATRIOT
11/17/1999	Meas/Inspect	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6643		Sq. Ft.	Site		0	80.	0.93	9									495,430						495,400	

Total AC/HA: 0.15250 | Total SF/SM: 6643 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 495,430 | Spl Credit | Total: 495,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04473686
Const Adj.:	1.00989902
Adj $ / SQ:	179.363
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701632
Depreciation:	217506
Depreciated Total:	484126

COMMENTS

1 FPL NOT WORKING NO HEAT IN UAT
UAT POOR FINISH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

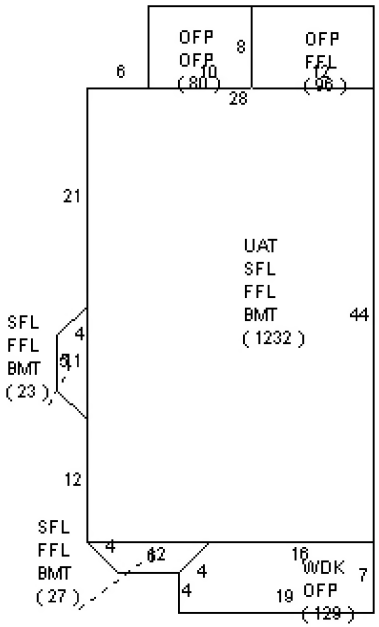
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	1
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.36
Special Features:	0	Val/Su Net:	101.62
Final Total:	484100	Val/Su SzAd	181.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,378	179.360	247,163
BMT	Basement	1,282	53.810	68,983
SFL	Second Floor	1,282	179.360	229,944
OFP	Open Porch	385	20.990	8,082
UAT	Upper Attic	308	94.700	29,169
WDK	Deck	129	13.890	1,792
	Net Sketched Area:	4,764	Total:	585,133
Size Ad	2660	Gross Are	5688	FinArea 2968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100			5,100
2	Frame Shed	A	Y	1	7X14	A	AV	1970	0.00	T	39.2	104						

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc